



CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

STATE OF DELAWARE
COUNCIL ON REAL ESTATE APPRAISERS

TELEPHONE: (302) 744-4500
FAX: (302) 739-2711
WEBSITE: DPR.DELAWARE.GOV
EMAIL: customerservice.dpr@state.de.us

PUBLIC MEETING MINUTES:	COUNCIL ON REAL ESTATE APPRAISERS Special Meeting
MEETING DATE AND TIME:	Tuesday, March 28, 2014 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A, 2nd floor of the Cannon Building
MINUTES APPROVED:	April 15, 2014

Members Present

Lynn Baker, Professional Member, Vice Chair
Ronald Mandato, Professional Member
Brad Levering, Professional Member
Douglas Nickel, Professional Member
Frank Long, Public Member

Division Staff/Deputy Attorney General

Kevin Maloney, Deputy Attorney General
Amanda McAtee, Administrative Specialist II
David Mangler, Division Director
Gayle MacAfee, Deputy Director

Members Absent

Georgianna Trietley, Chair, Professional Member
Jan Jenkins, Public Banking Member

Public Present

Andrew Smith

Call to Order

Mr. Baker called the meeting to order at 9:00 a.m.

Continued Review and Deliberation of Experience Log and Sample Reports Submitted by Andrew Smith

Mr. Nickel stated that he had reviewed all five reports supplied by Mr. Smith and the log that was submitted prior to the reports. Mr. Nickel stated that based on his review of the reports and the log he felt that the hours on the log were over stated and the review of the reports raised concerns on USPAP Standards 1 and 2. Mr. Nickel recommended that Mr. Smith's status on the national registry be changed to "unknown" under the Appraisal Qualifications Board (AQB) status.

Mr. Maloney stated that at the March 18, 2014 meeting the Appraisal Subcommittee (ASC) had sent correspondence to the Council and requested the Council to evaluate Mr. Smith's status on the national registry and Mr. Smith's credential.

Mr. Levering questioned what the AQB status "unknown" meant on the national registry.

Mr. Mangler stated that it meant that the ASC did not know what the ultimate status would be under AQB compliance. Mr. Mangler explained that the staff at the ASC was waiting for this meeting to end and were waiting to hear if Mr. Smith's qualification had been annulled or revoked. The ASC would make the change on the national registry after they received the results of this meeting. The ASC felt that the status on the national registry should not remain "yes" under AQB compliance since Mr. Smith's credential had been called into question.

Ms. McAtee stated that under AQB criteria "an applicant's experience must be in appraisal work conforming to Standards 1, 2, 3, 4, 5, and/or 6, where the appraiser demonstrates proficiency in appraisal principles, methodology, procedures (development), and reporting conclusions."

Mr. Nickel made a motion, seconded by Mr. Mandato, to change the status to "unknown" on the national registry, to communicate that change of national registry status to the licensee, and to authorize the Division to send Mr. Smith a letter to annul his credential since he did not adequately demonstrate to the Council that he was qualified to obtain or hold the credential. The motion carried by majority with Mr. Levering opposed.

Public Comment

Andrew Smith stated that he wanted to make the Council aware of a few things. Mr. Maloney stated that Mr. Smith would be afforded a formal hearing if he requested one, and what Mr. Smith said today to Council in public comment would not be considered at a future hearing. Mr. Smith stated that he understood Mr. Maloney's statement.

Mr. Smith presented the Council with a letter from the State of Pennsylvania that he received that informed him that he could renew his license that expired in June of 2001 for a fee and proof of continuing education.

Mr. Smith questioned if the Council had reviewed his original log from the 1990's. Mr. Maloney stated that when Mr. Smith's license expired and when he reapplied he had to meet the qualifications for licensure that were set forth at that time.

Mr. Smith questioned if it was typical that only one member of Council reviewed the log and reports of an appraiser. Mr. Baker stated that it was their standard process of reviewing logs and reports from applicants.

Mr. Smith questioned what the number of log hours was based on, since Mr. Nickel had stated that his log hours were overstated. Mr. Baker stated that Mr. Smith's question would be a topic that would be covered by a hearing. Mr. Maloney stated that the public comment period was not designed to ask questions of the Council and they were not compelled to answer these types of questions, and at a hearing Mr. Smith would be able to present evidence and make a presentation to the Council.

Mr. Smith questioned if he still had a license. Mr. Maloney stated that he still had an active license but his status on the national registry would be changed to an "unknown" status and that a letter addressing his license would be forthcoming.

Next Meeting

The next meeting is scheduled for April 15, 2014 at 9:30 a.m. in Conference Room A second floor, Cannon Building, 861 Silver Lake Boulevard, Dover, Delaware.

Adjournment

Mr. Mandato made a motion, seconded by Mr. Nickel, to adjourn the meeting. There being no further business before the Council, the meeting adjourned at 9:36 a.m. The motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A McAtee', written in a cursive style.

Amanda McAtee
Administrative Specialist II

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Council members and the public in supplementing their personal notes and recall for presentations.